

**CARMEL CITY CODE**  
**CHAPTER 10: ZONING & SUBDIVISIONS**  
**ARTICLE 1: ZONING CODE**  
**CARMEL ZONING ORDINANCE**  
**CHAPTER 12: B-1/BUSINESS DISTRICT**

- 12.00 B-1/Business District.
- 12.01 Permitted Uses.
- 12.02 Special Uses & Special Exceptions.
- 12.03 Accessory Building and Uses.
- 12.04 Height and Area Requirements.
- 12.05 Parking and Loading Berth Requirements.

**12.00 B-1/Business District.<sup>1</sup>**

12.00.01 Purpose and Intent.

The purpose of this district is to provide primarily for light commercial and office uses to be developed as a unit or on individual parcels. The intent is to provide an area where lighter businesses may locate, protected from encroachment of other uses, with minimal requirements.

12.00.02 Plan Commission Approval.

- A. Development Plan. Not required.
- B. Architectural Design, Exterior Lighting, Landscaping and Signage. To insure the compatibility of the proposed use with adjoining areas, the Commission shall review the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) application of any proposed use of any Lot or parcel of ground within the B-1 District prior to the issuance of an Improvement Location Permit by the Department. Once approved by the Commission the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) shall not be materially or substantially changed or altered without the prior approval of the Commission.

12.00.99 Application Procedure.

- A. Development Plan. Not required.
- B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).*

**12.01 Permitted Uses.<sup>2</sup>**

See *Appendix A: Schedule of Uses.*

12.01.01 Minimum Area Requirements: None.

12.01.02 Other Requirements:

<sup>1</sup> Section 12.00 amended per Ordinance No. Z-369-02; §o; Z-453-04 §ae.

<sup>2</sup> Section 12.01 amended per Ordinance No. Z-415-03, §z.

<u>Use</u>	<u>Other requirements:</u>
Carnivals, fairs, circuses, <i>etc.</i>	Temporary, not to exceed fifteen (15) days
Roadside sales stand	Permit issued for a temporary use - six (6) months per year maximum
Also, same as B-4 District regulations of <i>Section 15.01.02</i> .	

## **12.02 Special Uses & Special Exceptions:**<sup>3</sup>

- A. See *Appendix A: Schedule of Uses*.
- B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

### **12.02.01 Minimum Area Requirements:**

<u>Use</u>	<u>Minimum Area (Acres)</u>
Day nursery	One (1)
Kindergarten	One (1)
Plant nursery	Ten (10)

Also, same as B-2 District regulations of *Section 13.02.01*.

12.02.02 Other Requirements: Same as B-2 District regulations of *Section 13.02.02*.

## **12.03 Accessory Buildings and Uses:**<sup>4</sup> See also *Section 25.01*.

## **12.04 Height and Area Requirements:** (See *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional requirements.)

12.04.01 Maximum Height: Forty-five (45) feet.

12.04.02 Minimum Front Yard: Fifteen (15) feet.

12.04.03 Minimum Side Yard:

1. Residential uses: Five (5) feet;
2. Any business use located in a block or parcel which includes a residential use or district, located in a block or parcel which adjoins a residential use or district or located on a corner lot: Five (5) feet;
3. Any business use which does not meet the above qualifications: None.

12.04.04 Minimum Aggregate of Side Yard:

1. Any use that requires a minimum side yard of five (5) feet (*Section 12.04.03* above): Ten (10) feet;
2. All other uses: None.

<sup>3</sup> *Section 12.02* amended per *Ordinance No. Z-365-01; Z-415-03, §aa-ab; Z-453-04, §af*.

<sup>4</sup> *Section 12.03* amended per *Ordinance No. Z-369-02; §p*.

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**12.04.05 Minimum Rear Yard:**

1. Residential uses: Twenty (20) feet;
2. All other uses: Fifteen (15) feet.

**12.04.06 Minimum Lot Width:** Fifty (50) feet.

**12.04.07 Minimum Lot Size:** All lots shall contain a minimum of seven thousand (7,000) square feet per dwelling unit and for all business uses when serviced by a community water system and a community sanitary sewer system. Twenty-eight thousand (28,000) square feet shall be added to the minimum lot size if a community sanitary sewer system does not service the lot and eight thousand, five hundred sixty (8,560) square feet shall be added if a community water system does not service the lot. Five thousand (5,000) square feet may be deducted from the minimum lot size add-ons for private water and sewer systems if an adequate on-premises drainage system, such as through the use of perimeter tile drains, increased paid elevations and a storm sewer system with an adequate drainage outlet, is used to alleviate surface and ground water problems.

**12.04.08 Minimum Ground Floor Area:**

1. Single-family dwelling: Seven hundred (700) square feet;
2. Two-family dwelling and Multiple-family dwelling: Six hundred (600) square feet per dwelling unit;
3. All other uses: Nine hundred (900) square feet.

**12.04.09 Maximum Lot Coverage:**

1. Single- and Two-family dwelling: Thirty-five percent (35%) of lot;
2. Multiple-family dwelling: Forty percent (40%) of lot;
3. All other uses: Ninety percent (90%) of lot.

**12.05 Parking and Loading Berth Requirements.** (See *Chapter 27: Additional Parking & Loading Regulations* for additional requirements.)**12.05.01** All business uses, except office buildings:

1. 3,000 - 15,000 square feet gross floor area: One (1) berth.
2. 15,001 - 40,000 square feet gross floor area: Two (2) berths.
3. Each 25,000 additional square feet: One (1) additional berth.

**12.05.02** Office buildings:

1. 100,000 or less square feet gross floor area: One (1) berth.
2. 100,001 - 300,000 square feet gross floor area: Two (2) berths.
3. Each 200,000 additional square feet: One (1) additional berth.

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**CHAPTER 12: B-1/BUSINESS DISTRICT  
AMENDMENT LOG**

<b>Ordinance No.</b>	<b>Docket No.</b>	<b>Council Approval</b>	<b>Effective Date</b>	<b>Sections Affected</b>
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	12.02
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	12.00.02; 12.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	12.01; 12.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	12.00; 12.02 Summer 2004 v1